

Report of the Directors and
Financial Statements
for the Year Ended 31 March 2008
for
High Bickington CPT Limited

High Bickington CPT Limited

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for the Year Ended 31 March 2008

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High Bickington CPT Limited
Company Information
for the Year Ended 31 March 2008

BOARD: D Brown
K R Burford
J Gibson
M Leatham
I Matthews
A Powell
G Wood

SECRETARY: D Venner

REGISTERED OFFICE: 1st Floor, Portland House
Longbrook Street
Exeter
EX4 6AB

REGISTERED NUMBER: IP29778R

AUDITORS: Large Chartered Accountants
Registered Auditors
13 Silver Street
Barnstaple
Devon
EX32 8HR

SOLICITORS: Trowers & Hamlins
Sceptre Court
40 Tower Hill
London
EC3N 4DX

BANKERS: CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Maling
Kent
ME19 4JQ

High Bickington CPT Limited Chairman's Report

Review of the Year – April 2007 to March 2008

In spite of the inevitable setbacks that followed the decision by the Secretary of State for Communities and Local Government to turn down our Planning Application for development at Little Bickington Farm I am pleased to be able to report another successful year. A great deal of work has been undertaken towards the achievement of our prime objective of building a 'Sustainable Community' for the residents of High Bickington and we have continued to receive a high level of public support.

The majority of our activities have been firmly focused on bringing together a revised set of plans that, whilst dealing with as many as possible of the issues raised in the Secretary of State's Decision, would still allow us to meet the needs and aspirations of local residents whilst maintaining the holistic nature of our original proposals. It has always been clear to us that whatever we proposed, for the Little Bickington Farm development, would need to be completely and transparently viable both practically and financially. Thus it was that one of our first tasks, in May 2007, was to complete a 'Viability Appraisal' that would underpin future design work and allow us to be clear about what could be afforded in any remodelling of the original plans.

Once the Viability Appraisal had been completed and discussed with partner agencies we appointed a new architect who could work with us all to achieve a new 'Master Plan' for the farm site. A well attended Public Exhibition of the revised plans took place in July and this process was greatly assisted by the display of an excellent scale model expertly built by Ken and Elizabeth Burford to whom we owe a real debt of gratitude for the hundreds of hours of completely voluntary effort that they put into this most helpful part of the Exhibition 'jig-saw'.

Since our original Housing Needs Survey had been undertaken way back in 2000 and was now seen by Planning Officers to be out of date we arranged, in August 2007, for a new survey to be independently carried out, by officers from the Community Council for Devon. The Final Report on this survey was published in March 2008 and was given formal approval by both the Parish Council and Torridge District Council. The survey identified a need for 16 affordable homes within the next 5 years.

We continue to be tremendously grateful for all the support we receive from both Members and Officers of Devon County Council. Perhaps the year's most significant aspect of this support became evident in November when the Council's Executive Committee resolved that approval be given [subject to certain specified conditions] to the following actions:

- the unencumbered sale of the County Council's land and property, required for the project, to the High Bickington CPT at a nominal value;
- provision being made in the capital programme for the Council's share of infrastructure costs;
- provision being made for a 'Development Cash Flow' grant of up to £100,000; and
- confirmation of a grant of £100,000 to assist with planning costs.

These decisions enabled the appointment of a full Professional Design Team to prepare a revised scheme and to draw up a detailed planning application that could be submitted for approval to Torridge District Council.

Core Funding

Whilst, as can be seen above, the financial package required to take forward a new Planning Application has been gradually taking shape, the position on Core Funding for the Community Property Trust has been less certain. At the start of the year under review we were still benefiting from the two year grant of £15,000 made by the Lloyds TSB Foundation. This came to an end in August 2007 and we were then fortunate to receive funding totalling £10,000 from the Carnegie UK Trust, which took us through to the end of the Financial Year. This resulted from a composite bid made on our behalf by the Wessex Reinvestment Trust for development of Community Land Trusts.

At the end of the year, however, our future core funding position was still very uncertain. I am pleased, however, to be able to report that, in May 2008, we received most welcome news of the award of a three year grant amounting to £50,430 from the Esmée Fairbairn Foundation. This generous grant means that our efforts can now be concentrated on the important task of obtaining planning consent, raising the required funds towards the eventual costs of building works and delivering what is seen, both locally and nationally, as an innovative, ground-breaking scheme.

High Bickington CPT Limited
Chairman's Report

Looking forward to the future

The Financial Year 2007/8 has seen us take some cautious steps towards the achievement of our ultimate goal of providing much needed affordable housing, a new school, workspace and community facilities. As we move into a new Financial Year we do so with confidence that, together with Devon County Council, Torridge District Council and other partners, we shall be able to submit a new, albeit smaller, Planning Application for development at Little Bickington Farm. We still have much to do to raise the finance needed both to carry out the building work and to ensure its sustainability into the future and this will be a major part of the Board's work in the coming year.

What we are trying to achieve here in High Bickington is being closely watched by local communities and governmental agencies throughout the country. It really is breaking new ground in establishing how residents of local communities can work together to achieve their hopes and aspirations for a sustainable future. Such a future is not achievable, however, without the widest possible input of local residents into the process. In this regard High Bickington deserves much praise and I would particularly like to pay tribute to the excellent work and entirely voluntary effort of the CPT's Directors, the members of our various Committees and representatives of our partner agencies. In particular I would like to record the Board's appreciation of the contribution made by Jane Gibson (and by Ian Gibson in the early years of the Project) before their recent departure from the parish. I would also like, once again, to record grateful thanks to David Venner for his untiring and excellent work on behalf of the whole project.

Finally, I would like to thank the individual Members of the CPT for their continued support and encouragement.

David Brown
Chairman

High Bickington CPT Limited
Report of the Directors
for the Year Ended 31 March 2008

The directors present their report with the financial statements of the company for the year ended 31 March 2008.

BACKGROUND

The above company was formed on 9th July 2004. It is a Community Property Trust registered under the Industrial and Provident Societies Act 1965.

High Bickington Project 2000 was incorporated into the above company on 31st January 2005. The object of the above company and its predecessor Project 2000 is the provision of affordable housing, community facilities and workspace. Financial support has been provided by Leader Plus, the Tudor Trust, Lloyds TSB Foundation and the Carnegie UK Trust.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2007 to the date of this report.

D Brown
K R Burford
J Gibson
M Leatham
I Matthews
A Powell
G Wood

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus of income or excess of expenditure of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Industrial and Provident Societies Act 1965 and the Friendly and Industrial and Provident Societies Act 1968. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, Large Chartered Accountants, will be proposed for re-appointment.

High Bickington CPT Limited
Report of the Directors
for the Year Ended 31 March 2008

ON BEHALF OF THE BOARD:

.....
D Venner - Secretary

Date:

**Report of the Independent Auditors to the Members of
High Bickington CPT Limited**

We have audited the financial statements of High Bickington CPT Limited for the year ended 31 March 2008 on pages eight to thirteen. These financial statements have been prepared in accordance with the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards are set out on page four.

We have been appointed as auditors under the Friendly and Industrial and Provident Societies Act 1968 and report in accordance with Section 9 of that Act. Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Industrial and Provident Societies Act 1965 and the Friendly and Industrial and Provident Societies Act 1968. We also report to you whether in our opinion the information given in the Report of the Directors is consistent with the financial statements.

In addition, we report to you if, in our opinion, the company has not kept proper accounting records, if a satisfactory system of internal control has not been established and maintained or if we have not received all the information and explanations we require for our audit.

We read other information contained in the Annual Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

**Report of the Independent Auditors to the Members of
High Bickington CPT Limited**

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the company's affairs as at 31 March 2008 and of its deficit for the year then ended;
- the financial statements have been properly prepared in accordance with the Industrial and Provident Societies Act 1965 and the Friendly and Industrial and Provident Societies Act 1968; and
- the information given in the Report of the Directors is consistent with the financial statements.

Large Chartered Accountants
Registered Auditors
13 Silver Street
Barnstaple
Devon
EX32 8HR

Date:

High Bickington CPT Limited

**Income and Expenditure Account
for the Year Ended 31 March 2008**

	Notes	31.3.08 £	31.3.07 £
INCOME		31,657	30,996
Administrative expenses		<u>55,832</u>	<u>44,644</u>
OPERATING DEFICIT	2	(24,175)	(13,648)
Interest receivable and similar income		<u>16,077</u>	<u>13,416</u>
DEFICIT ON ORDINARY ACTIVITIES AND FOR THE FINANCIAL YEAR		<u>(8,098)</u>	<u>(232)</u>

High Bickington CPT Limited

Statement of Total Recognised Gains and Losses
for the Year Ended 31 March 2008

	Notes	31.3.08 £	31.3.07 £
DEFICIT FOR THE FINANCIAL YEAR		(8,098)	(232)
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR		<u>(8,098)</u>	(232)
Prior year adjustment	3		<u>102,193</u>
TOTAL GAINS AND LOSSES RECOGNISED SINCE LAST ANNUAL REPORT			<u>101,961</u>

The notes form part of these financial statements

High Bickington CPT Limited

Balance Sheet
31 March 2008

	Notes	31.3.08 £	£	31.3.07 £	£
FIXED ASSETS					
Tangible assets	4		192		254
CURRENT ASSETS					
Debtors	5	15,555		1,082	
Cash at bank		<u>303,270</u>		<u>327,250</u>	
		318,825		328,332	
CREDITORS					
Amounts falling due within one year	6	<u>11,186</u>		<u>12,664</u>	
NET CURRENT ASSETS			<u>307,639</u>		<u>315,668</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>307,831</u>		<u>315,922</u>
CAPITAL AND RESERVES					
Called up share capital	7		191		184
Reserves	8		<u>307,640</u>		<u>315,738</u>
			<u>307,831</u>		<u>315,922</u>

The financial statements were approved by the Board of Directors on and were signed on its behalf by:

.....

.....

High Bickington CPT Limited

Notes to the Financial Statements
for the Year Ended 31 March 2008

1. **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historical cost convention.

Income

The company's income represents grants and other amounts receivable during the period.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Office equipment	20% straight line basis
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Hire purchase and leasing commitments

Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

Grants

Grants in respect of capital expenditure are credited against the cost of the relevant asset so as to write off the asset in the year of purchase.

Grants of a revenue nature are credited to income so as to match them with the expenditure to which they relate.

2. **OPERATING LOSS**

The operating loss is stated after charging:

	31.3.08	31.3.07
	£	£
Depreciation - owned assets	62	57
Audit and accountancy fees	<u>1,404</u>	<u>1,897</u>
Directors' emoluments and other benefits etc	<u>-</u>	<u>-</u>

3. **PRIOR YEAR ADJUSTMENT**

In the 2006 accounts £100,000 advanced by High Bickington Parish Council was included as a Current Liability together with the related interest earned in the year. The money is only repayable to the original donor if not spent within ten years and as it is intended to spend the money within this period it was felt that treatment as a Contingent Liability more accurately reflected the position.

High Bickington CPT Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2008

4. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
At 1 April 2007 and 31 March 2008	<u>311</u>
DEPRECIATION	
At 1 April 2007	57
Charge for year	<u>62</u>
At 31 March 2008	<u>119</u>
NET BOOK VALUE	
At 31 March 2008	<u>192</u>
At 31 March 2007	<u>254</u>

Grants are offset against capital additions as incurred. Fixed assets at an historic cost of £5,905 are held by the company.

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.08	31.3.07
	£	£
Grants receivable	15,319	-
Other debtors	<u>236</u>	<u>1,082</u>
	<u>15,555</u>	<u>1,082</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.08	31.3.07
	£	£
Devon County Council loan	-	3,750
Other creditors	<u>11,186</u>	<u>8,914</u>
	<u>11,186</u>	<u>12,664</u>

7. CALLED UP SHARE CAPITAL

At beginning of year	182	184
Movement during year	<u>7</u>	<u>2</u>
At end of year	<u>191</u>	<u>184</u>

The company's shares carry no right to interest, dividend or bonus. The shares are not transferable (except for the shares held by nominees), carry no rights on dissolution and cannot be encashed.

High Bickington CPT Limited

Notes to the Financial Statements - continued
for the Year Ended 31 March 2008

8. RESERVES

	Reserves £
At 1 April 2007	315,738
Deficit for the year	<u>(8,098)</u>
At 31 March 2008	<u>307,640</u>

9. CONTINGENT LIABILITIES

Under an agreement dated 16th January 2004 £100,000 was paid to High Bickington Parish Council as a contribution towards a new village/community hall. This sum was passed to High Bickington CPT Ltd in May 2005. Under the agreement referred to above the money must be repaid with interest if not spent within ten years.

10. TRANSACTIONS WITH DIRECTORS

During the year board members were paid £56 (2007 £74) for expenses incurred.

11. RESTRICTED INCOME

At the start of the year there was unspent grant money from Lloyds TSB Foundation for England and Wales towards the salary of a Project Co-ordinator/Administrator totalling £5,973. Further interest of £73 was earned on the grant money during the year. In the course of the year the grant money and related interest has been spent on the salary of the Project Co-ordinator, employer's National Insurance, travel expenses and payroll administration.

High Bickington CPT Limited

Profit and Loss Account
for the Year Ended 31 March 2008

	31.3.08		31.3.07	
	£	£	£	£
Turnover				
Grants	23,319		22,500	
Other income	37		600	
Rent receivable	<u>8,301</u>		<u>7,896</u>	
		31,657		30,996
Other income				
Bank interest receivable		<u>16,077</u>		<u>13,416</u>
		47,734		44,412
Expenditure				
Wages and salaries	10,753		15,081	
Staff training	249		-	
Rent	4,318		4,318	
Insurance	1,040		1,041	
Repairs and maintenance	780		1,465	
Telephone and fax	373		316	
Office expenses	839		1,912	
Travel and subsistence	170		219	
Subscriptions	465		460	
Sundry expenses	267		130	
Consultancy fees	30,963		15,691	
Legal fees	4,083		1,991	
Audit and accountancy fees	1,404		1,897	
Depreciation of tangible fixed assets	<u>62</u>		<u>57</u>	
		<u>55,766</u>		<u>44,578</u>
		(8,032)		(166)
Finance costs				
Bank charges		<u>66</u>		<u>66</u>
NET DEFICIT		<u>(8,098)</u>		<u>(232)</u>

